

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Bryntesen et al

Case #: 65-R-01

Date: May 22, 2001

Comments:

1. No comments.

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Division: Engineering

Member: Timothy A. Welch, P.E.
Engineering Design Mgr.
828-5123/ph
828-5275/fax
timw@cityfort.com

Project Name: Bryntesen et al, Parking Reduction

Case #: 65-R-01

Date: 5/22/01

Site Plan Comments:

1. This application requests an approximate reduction of 43% which appears to be very significant in terms of the requests that have been authorized by the DRC and Planning & Zoning Board in the past.
2. This parking reduction request shall be reviewed by Walter H. Keller, Inc. City staff shall assist with coordinating the review of the submitted report. A copy of the previously submitted site plan and the study shall be forwarded to Mr. Keller at 1890 University Drive, Suite 304 Coral Springs, FL 33075. A review and final reconciliation of recommendations by Mr. Keller's office must be completed prior to this case receiving final DRC authorization may occur within two weeks to a month from his receipt of this documentation, providing all requests for additional information are timely submitted.
3. All documentation requested by Mr. Keller's office must also be provided to City staff for simultaneous review.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Bryntesen et al

Case #: 65-R-01

Date: 5-22-01

Comments:

- 1) Elevation Plan required.
- 2) Florida Law 553.895 may require sprinklers. Also consider 1402.1 b and 2007.1 of the SFBC.
- 3) Show hydrant location and provide flow test.
- 4) If project is to have a fire sprinkler system by item 2) above, then show fire main and connections on civil plan.
- 5) Floor plans required.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Bryntesen et al

Case #: 65-R-01

Date: May 22, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Bryntesen et al

Case #: 65-R-01

Date: May 22, 2001

Comments:

Landscaping comments will be available at the DRC meeting.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Bryntesen et al

Case #: 65-R-01

Date: May 22, 2001

Comments:

Request: Parking reduction for 12 live/work units

1. Per ULDR Section 47-20.3.A.4.b, this application shall require a Site Plan Level II approval. Should this application be approved, it will be subject to City Commission review.
2. Any parking reduction that may be approved based upon criteria 5.b, will apply for these uses only, and will not be extended to subsequent future uses. As stated in ULDR Section 47-20.3.A.9 "the parking reduction order shall act as a restrictive covenant running with the land and be binding on any successors in interest or assigns of the property owner."
3. Provide a brief explanation of how the proposal meets ULDR Section 47-21.9.B.6, VUA criteria, in the Calculation section.
4. Provide a location map showing the locations of the existing transit facilities within 700 feet of the property.
5. Explain briefly how the proposed plan is compatible with the Flagler Heights Neighborhood Master Plan.
6. Provide a letter of support from Flagler Heights Neighborhood Association for submittal to the City Commission.
7. Provide references from the Northwest-Progresso-Flagler Heights Community Redevelopment Plan or letters of support from the CRA which supports this proposal.
8. Additional comments may be forthcoming at DRC meeting.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: Bryntesen et al

Case #: 65-R-01

Date: May 22, 2001

Comments:

1. No comments.

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Division: Police

Member: Det. Nate Jackson
954-759-6422-Office
954-877-7875-Pager

Project Name: Bryntesen et al

Case #: 65-R-01

Date: May 22, 2001

Comments:

1. No comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Bryntesen et al

Case #: 65-R-01

Date: 5/22/01

Comments:

No comments.